

A work session and the regular meeting of the Farr West City Council were held on April 4, 2019 at 6:00 p.m. at City Hall. Council members present were Mayor Dickemore, Boyd Ferrin, Ken Phippen, Josh Blazzard, Matt Gwynn and David Jay. Planning Commission Members present were Ted Black, Lyle Earl, and Lou Best. Staff present was Whitney Black, John Cardon, Nate Carver, Robbie Spronk, Cortney Ryan, and Ryan Shaw. Visitors present were: see attached list.

### **Work Session**

The Farr West City Council held a work session to discuss the upcoming 2019-2020 budget. John Cardon explained the changes that will impact the 2019-2020 budget to the city council and members of the city staff. John then went through specific items that will be included in this new year budget, and other items that will be increased such as impact fees. The council and the staff discussed updating the impact fees and adding a transportation fee.

Matt Gwynn suggested cutting the CERT budget to \$2000, and to use the remaining \$3000 to start a tuition reimbursement. Matt also purposed placing a second crossing guard on 2700 North. Matt also proposed using the old city hall for a public works office and maybe a CERT office.

The public works and storm water needs and desired purchases were than discussed. A building at the lift station, more storage sheds/structures, a vac trailer, sidewalk repair, and a new plow were proposed by the public works department.

### **Regular Meeting**

#### #1 – Call to Order – Mayor Lee Dickemore

Mayor Dickemore called the meeting to order.

#### #2- Opening Ceremony

##### a. Pledge of Allegiance

Robbie Spronk led in the Pledge of Allegiance.

##### b. Prayer

Josh Blazzard offered a prayer.

#### #3 – Comments/Reports

- a. *\*Resident(s) attending this meeting were allotted 2 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.*

Ryan Shaw, a resident of Higley Road in Farr West, thanked the Planning Commission and the City Council for all of their hard work. Mr. Shaw expressed his concerns about the rezone item on this agenda. Ryan stated he had concerns about putting a manufacturing zone at this location, and suggested tweaking the C-2 ordinance to include construction businesses.

Cortney Ryan reminded the residents that this time of year has a lot of crime and to lock up their cars and houses.

- b. Report from Planning Commission

Lyle Earl reported that on March 28, 2019 the Planning Commission held a work session to discuss the General Plan. Lyle then reported that the Planning Commission entered into their regular meeting where they held a public hearing to consider the request to rezone the James Ortbert property located at 3746 North Higley Road. The commission also motioned to recommend approval of this same rezone, and set a public hearing to consider the request of a conditional use permit for an accessory building for Marta Nimori. Lyle then reported that the Planning Commission recommended appointment of Craig Browne as a full member of the commission, and that interviews to fill the alternate member positions will be held on Friday March 5, 2019.

#### #4 – Business Items

- a. Approval of Business Licenses

##### Apex Racing & Auto Sales

No one was present on behalf of Apex Racing & Auto Sales.

**BOYD FERRIN MOTIONED TO TABLE APPROVAL A BUSINESS LICENSE FOR APEX RACING & AUTO SALES. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.**

- b. Approval of the re-zone of the James Ortberg property, parcel number 19-155-0003, located at 3746 North Higley Road, from the C-2 zone to the M-1 zone

James Ortberg was present seeking a rezone of his property located at 3746 North Higley Road, from the C-2 zone to the M-1 zone. Mr. Ortberg stated that a construction company would like to purchase the property and put their business on it. David Jay commented he is in favor of tweaking the C-2 zone as suggested by the city attorney, however, he does not want to hinder or hold up the sale and development of this property. David suggested

moving forward with this rezone, and then once the C-2 ordinance is rewritten zoning this property back to C-2. Jason Buckway, the individual wanting to purchase the property, stated that they have no interest in the manufacturing zone. Mr. Buckway further explained that his business is the same type of business as those on the two neighboring properties, just on a smaller scale. Mr. Buckway stated that they have no issues going back to the C-2 zone after they have purchased the property and have started to conduct business. The reason behind the rezone to the M-1 zone, is that is the only zone that they can legally conduct business in Farr West. There was some controversy over granting the rezone and they rezoning the property back to the C-2 zone. David Jay asked Mr. Ortberg and Mr. Buckway if they would be alright if the city took some time to revamp the C-2 ordinance to accommodate their desired use of the property. Mr. Buckway stated that they were hoping to move in and start conducting their business in the fall. Ryan Shaw, the city attorney, expressed that this process should be completed well before that. It was reiterated that there is no problem with a construction business, the concerns expressed lie with what comes after this business. Ken Phippen commented that the general plan does not have M-1 at this property. There was discussion on possible changes to the conditional uses in the C-2 zone. Ted Black stated that the Planning Commission is more than willing to look at the C-2 Ordinance. Ken stated that the rezone fees should be refunded.

**BOYD FERRIN MOTIONED TO TABLE APPROVAL OF THE REZONE OF THE JAMES ORTBERG PROPERTY, PARCEL NUMBER 19-155-0003, LOCATED AT 3746 NORTH HIGLEY ROAD, FROM THE C-2 ZONE TO THE M-1 ZONE AND ASKED THE PLANNING COMMISSION TO PUT THE C-2 ORDINANCE ON THEIR NEXT AGENDA TO MAKE ADJUSTMENTS. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.**

c. Discussion/Action – Request for funding from the YCC – Julee Smith

Julee Smith was present to request \$3000 of funding for the YCC.

**BOYD FERRIN MOTIONED TO APPROVE THE REQUEST OF \$3000 FROM THE YCC. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.**

d. Appointment of Craig Browne as a full member of the Farr West City Planning Commission

**KEN PHIPPEN MOTIONED TO APPOINT CRAIG BROWNE AS A FULL MEMBER OF THE FARR WEST CITY PLANNING COMMISSION. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.**

#5 – Consent Items

- a. Approval of minutes dated March 21, 2019

**BOYD FERRIN MOTIONED TO APPROVE THE MINUTES DATED MARCH 21, 2019. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.**

- b. Approval of payment of bills dated April 3, 2019

See Warrant Register dated April 3, 2019.

**DAVID JAY MOTIONED TO APPROVE AND PAY THE BILLS DATED APRIL 3, 2019. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.**

- c. Eagle Scout Project Presentations – Carston Iverson  
Dax Iverson

Carston Iverson was present seeking approval of his Eagle Scout Project. Carston stated he will be repainting the red curbs in his ward, Farr West 1<sup>st</sup> Ward, boundaries. Carston requested funding for supplies that equals approximately \$300 dollars.

**BOYD FERRIN MOTIONED TO APPROVE \$300 DOLLARS FOR SUPPLIES FOR CARSTON IVERSON’S EAGLE SCOUT PROJECT. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.**

Dax Iverson was present seeking approval of his Eagle Scout Project. Dax stated that he will be painting addresses on curbs in his neighborhood in Bethany Place to help Emergency Responders located homes more easily. Dax requested \$365 dollars for supplies to complete his project. Ken Phippen asked Dax if he was aware of the city ordinance regarding curb painting and the paint that is allowed. Dax stated he was not. Dax was given a copy of the ordinance to help him be in compliance.

**BOYD FERRIN MOTIONED TO APPROVE THE EAGLE SCOUT PROJECT FOR DAX IVERSON TO PAINT ADDRESSES IN HIS NEIGHBORHOOD BETHANY PLACE, AND TO FOLLOW THE CITY ORDINANCE IN DOING THAT. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.**

- d. Smith Family Park Update and Approval of Bids

Boyd Ferrin reported that they have received the bids back from the Landscaping RFP for the Smith Family Park. Boyd stated that three bidders decided to come out; two of which prepared bids. One was just under \$400,000 for the sprinkler system, sod, top soil, and trees. The winning bid was approximately \$369,000 from LSI, who has been working out at the park. Boyd stated that this construction will cause some parts of the park to be closed. There was a discussion on how this would affect the fishing club.

e. Approval of replacement one-ton truck and bed

Boyd Ferrin reported that the old one-ton truck caught on fire, and that it will be replaced on this year's budget. This truck is crucial during the summer and winter. Boyd stated bids were received from Larry H. Miller Dodge, Young Chevrolet, and Westland Ford.

**BOYD FERRIN MOTIONED TO APPROVE OF A REPLACEMENT ONE-TON TRUCK AND BED FOR \$48,132 AND A NEW PLOW FOR THE ONE-TON TRUCK FOR APPROXIMATELY \$9,000. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.**

f. Distribution of 2019 Municipality RAMP Grant Funds

Ken Phippen reported that RAMP has awarded the city \$6,755.00. Ken stated that in the past this grant has gone towards the Freedom Festival, but he would like to suggest using the money for a fireworks show at the Smith Family Park. Boyd Ferrin stated that he has mixed emotions, as fireworks are very costly and the budget is tight this year.

**BOYD FERRIN MOTIONED TO USE THE 2019 MUNICIPALITY RAMP GRAND FUNDS FOR THE FREEDOM FESTIVAL. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.**

g. Set additional budget work session

**KEN PHIPPEN MOTIONED TO SET AN ADDITIONAL BUDGET WORK SESSION FOR MAY 2ND AT 6PM AT CITY HALL. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.**

#6 – Mayor/Council Follow-up

a. Report on Assignments

Ken Phippen reported on the Weber County Active Transportation meeting.

David Jay reported he is working on maps.

Boyd Ferrin reported that the first Freedom Festival meeting will be on April 15th at 3pm.

Matt Gwynn reported on Weber Fire District, the fishing club, and the Great Shake Out exercise.

Mayor Dickemore reported the Weber County Fair Board, the Rec Center, the Senior Center, the commissioners and storm water, Associated Foods and Farr West Drive issues.

#7 – Adjournment

**AT 7:59 P.M., BOYD FERRIN MOTIONED TO ADJOURN THE MEETING. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.**

\_\_\_\_\_  
Whittney Black, Deputy Clerk

\_\_\_\_\_  
Lee Dickemore, Mayor

Date Approved: \_\_\_\_\_